

## Planning Commission Communication

Department: Community Development	Resolution No. _____	Planning Commission: February 9, 2016
Case #SUB-16-002	Resolution No. _____	
Case #ZC-16-004	Ordinance No. _____	

### Request

1. Final plat approval of a subdivision plat to be known as River's Edge Subdivision, Replat Two, being a replat of Blocks 2, 3, and 5, River's Edge Subdivision;
2. Rezone property from A-2 and R-3, to R-4;
3. Append a PR/Planned Residential Overlay on the same.

### Background/Discussion

The Community Development Department is requesting rezoning of Blocks 3, 4 and 5, River's Edge Subdivision and a replat of Blocks 2, 3 and 5, River's Edge Subdivision. The Playland Park Master Plan was originally adopted in 2007 and most recently was amended by City Council, Resolution No. 14-285 on October 27, 2014. The requested actions are consistent with the adopted Plan. The master plan can be found online at [www.councilbluffs-ia.gov](http://www.councilbluffs-ia.gov) and then selecting 'Community Development Department', 'Ordinances and Plans', 'Subarea Plans' and 'Playland Park Master Plan'.

#### Rezoning –

The request is to rezone the property from R-3/Low Density Multi-Family Residential District and A-2/Parks, Estates and Agricultural District to R-4/High Density Multi-family Residential District with a Planned Residential Overlay. The requested rezoning is consistent with the adopted Playland Park Master Plan, as amended, which has been adopted as the approved development plan for the River's Edge Subdivision.

LOCATION	CURRENT ZONING	PROPOSED ZONING	PROPOSED PLANNED RESIDENTIAL OVERLAY (YES/NO)
Block 3	A-2/R-3	R-4	Yes
Block 4	R-3	R-4	Yes
Block 5	A-2/R-3	R-4	Yes

#### Legend:

R-3/Low Density Multi-Family Residential District

R-4/High Density Multi-family Residential District

A-2/Parks, Estates and Agricultural District

Public notices were mailed to owners of property within 200 feet of the property. No comments were received prior to the mailing of this staff report.

In accordance with Iowa Code Section 306.19(5) and 306.19(5) the Iowa Department of Transportation (IDOT) has completed a Corridor Preservation Plan for the interstate improvement project. As such the City is required to submit all requests for rezoning and subdivision requests located within the corridor to the IDOT for review prior to approval. No formal comments have been received at this time, as a result of the Corridor Preservation notice.

**Final Subdivision, replat:**

The proposed replat reconfigures Blocks 2, 3, and 5, River's Edge Subdivision and adds additional right-of-way width to North 41<sup>st</sup> Street. The additional right-of-way width dedication will accommodate on-street diagonal parking.

**Planned Residential Development Plan Review –**

The Playland Park Master Plan, as amended, includes setback distances, mass and scale properties for each block and street. The subdivision will have common streetscape elements throughout including sidewalk treatments, street lighting and landscaping. The master plan will act as the development plan component of the project, however, each block component appended with a PR/Planned Residential Overlay will be subject to a review by the City Planning Commission and City Council as each development concept is finalized. The design guidelines do not dictate the overall architecture of the structures but do discuss placement, relationship to the street and the type of space envisioned. No changes have been proposed to the adopted plan. A copy of the adopted plan is available online as previously discussed or available at the Community Development Department office.

**Recommendation**

The Community Development Department recommends:

1. Approval to rezone Blocks 3 and 5, River's Edge Subdivision from R-3/Low Density Multi-Family Residential District and A-2/Parks, Estates and Agricultural District to R-4/High Density Multi-family Residential District and to rezone Block 4 from R-3/Low Density Multi-family Residential District to R-4/High Density Multi-family Residential District;
2. Append a PR Planned Residential Overlay on the same;
3. Approve the final plat for a subdivision to be known as River's Edge Subdivision, Replat Two, being a replat of Blocks 2, 3 and 5, River's Edge Subdivision, as shown on Attachment B.

**Attachments**

Attachment 'A': Current and proposed zoning

Attachment 'B': River's Edge Subdivision, Replat Two

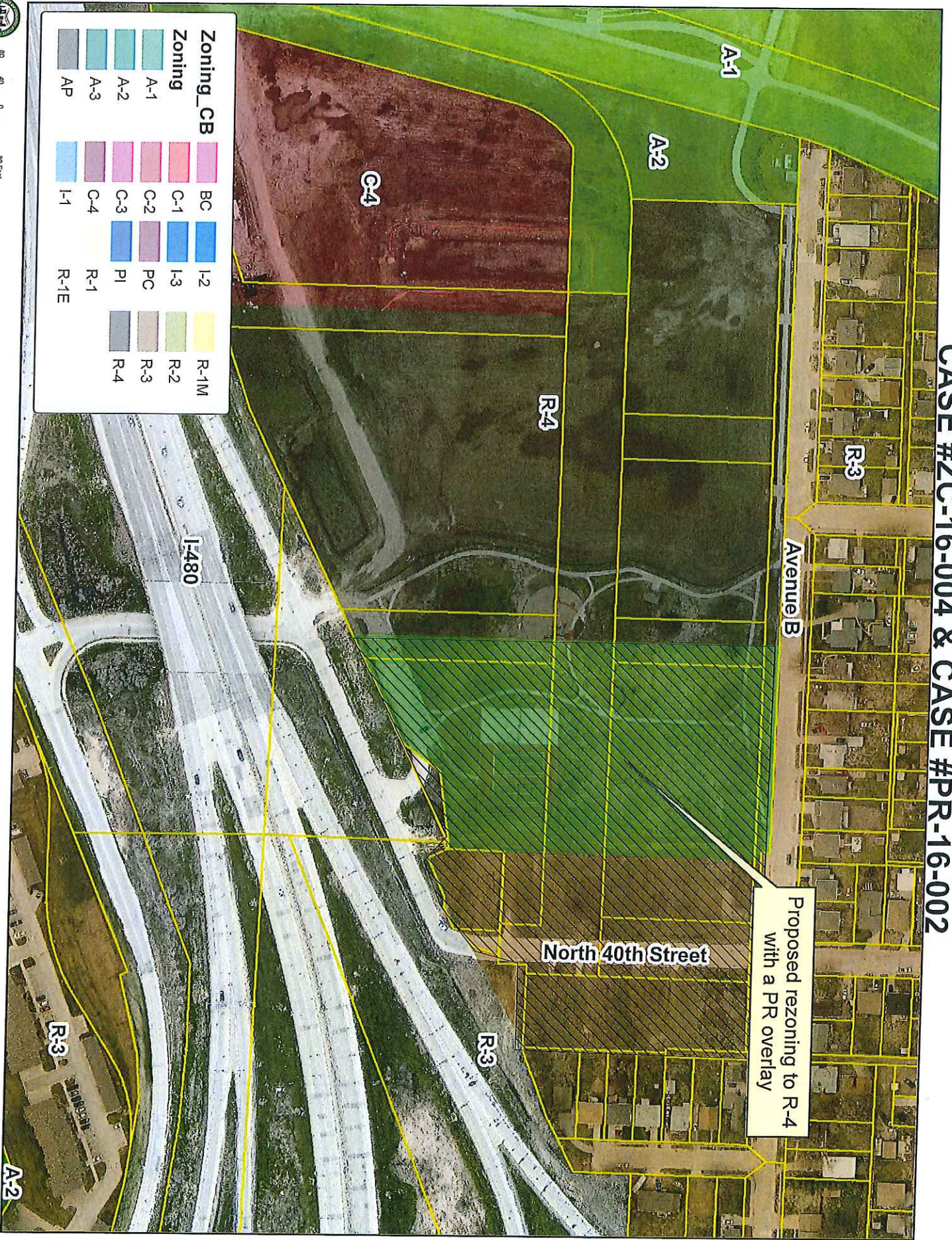
Owner: City of Council Bluffs

Surveyor: Snyder & Associates, Inc. – Michael G. Geier, 1751 Madison Avenue, Council Bluffs, IA 51503

Prepared by: Rose E. Brown, Planning Coordinator



# CASE #ZC-16-004 & CASE #PR-16-002



Proposed rezoning to R-4  
with a PR overlay